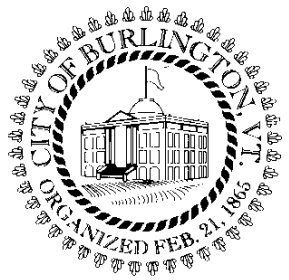


Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Vacant, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: November 2, 2021
RE: ZSP 21-10 180 Flynn Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File Number: ZSP 21-10

Zone: E-LM **Ward:** 5S

Date application accepted: September 17, 2021

Applicant/ Owner: Jovial King / LJC Inc.

Request: Sketch Plan Review, new construction of 15,000 sf Silt Bathhouse ("Health Club.")



Background:

180 Flynn Avenue is a collection of commercial/industrial buildings. The following zoning history includes **all** buildings and uses on that parcel:

- Zoning Permit 21-0781CA; change of use to Food and Beverage Processing with related café and small retail space. No site or exterior building changes. March 2021.
- Zoning Permit 21-0646CA; change of use at former Vermont Hardware building; café and retail accessory to Citizen cider food and beverage processing facility. February 2021. Application withdrawn.

- Zoning Permit 21-0092CA; replace doors and windows. August 2020.
- Zoning Permit 19-0836CA; after the fact permit for a gravel parking/fill area. June 2019.
- Zoning Permit 19-0790SN; freestanding directory sign at complex entrance. April 2019.
- Zoning Permit 18-0468CA; modification to proposed work for ZP18-0210CA; withdrawing east addition to warehouse; adding two rooftop units, one chiller pad. November 2017.
- Zoning Permit 18-0210CA; Renovation to existing warehouse building, new addition, improvements to existing loading dock. Change of use from warehouse/showroom to warehouse/applepress (Food and Beverage Processing.) September 2017.
- Non-Applicability of Zoning Permit Requirements 16-0066NA; build 2 office rooms in warehouse area. July 2015.
- Zoning Permit 14-099CA; add entry stairs to front door of building one. **Denied** as incomplete, August 2014.
- Non-Applicability of Zoning Permit Requirements, 14-0653NA, showroom remodel. December 2013.
- Zoning Permit 13-1004CA; replace four doors with metal doors, replace six double window units with new vinyl windows, infill one window with siding, replace wood siding with vinyl on front gable end of building. All work to be on the Granite Group building. April 29, 2013.
- Zoning Permit 10-0674CU, Conditional Use review for establishing seasonal open air market. Approved April 2010.
- Zoning Permit 06-742CA; change of use from manufacturing and storage to auto parts sales, storage, boat service, office, machine shop, and manufacturing. Approved June 2006. Permit relinquished by owner July 2008. (Permit not exercised.)
- Zoning Permit 98-332; change of use from warehouse to office (no retail; create newsletters, newspaper, t-shirt designs, etc.) No exterior changes, including signage. Approved February 1998.
- Zoning Permit 00-224 / COA000-013A; extension of ZP00-162 to allow the installation of the temporary office trailer for a period not to exceed February 1, 2000 in support of the existing National Gardening offices within the existing commercial complex. October 1999.
- Zoning Permit 00-162 / COA 000-013 / MA2000-017; Installation of a temporary office trailer for National Gardening staff. To be located behind their existing facility in the industrial complex. September 1999.
- Zoning Permit 99-634 / COA 099-080; removal of wood siding on the tower portion of the existing VT Hardware Industrial/commercial structure, replacing with vinyl siding. Existing windows to be removed. August 1999.
- Zoning Permit 99-235; repairs to the existing skylight in the roof of VT Hardware. October 1998.

- Zoning Permit 97-502 / COA 094-054C; temporary (two year) establishment of an accessory theatre (172 seats) to the Magic Hat Brewery. Parking and circulation improvements. May 1997.
- Zoning Permit 96-405; construction of a fire escape; change of use from office to design manufacturing. April 1996.
- Zoning Permit 95-508 / COA 095-074; remove two existing storage sheds replacing with one retail/office building. Proposal includes paving parking area. Major Impact Review 95-050; 9,340 sf commercial building that includes a natural area of significance. Approved June 1995.
- Zoning Permit 95-419; installation of two freestanding signs at the entrance to the complex with business names; the other to direct to each building. Approved May 1995.
- Zoning Permit 95-198 / COA 094-054B; revise previously approved tour oriented beer manufacturing facility to retain the overhead connection with the adjacent building. November 1994.
- Zoning Permit 95-179 / COA 095-030A; change of use for 1075 sf space from industrial to a silk screen printing establishment. No exterior changes. October 1994.
- Zoning Permit 95-184 / COA 095-030; change of use from wholesale warehouse to offices and sign manufacturing. Exterior changes include adding an entrance on the first and second floors of the north elevation and infilling an existing garage style door with a pedestrian sized door on the east elevation. Restoration work to windows, brick included for the structure listed on the state list of historic buildings. October 1994.
- Zoning Permit 94-357; change of use from retail sale and storage to screen printing of t-shirts and storage. No exterior changes proposed. April 1994.
- Zoning Permit 95-167 / COA 094-054A; revise previously approved tour oriented beer manufacturing to smaller space with only production and tour operations offered. No food, entertainment or other uses included.) December 1993.
- Zoning Permit 94-254/ COA 094-054 / AP94-028; change of use from Vermont Hardware to tour oriented beer manufacturing with an entertainment and restaurant component. Window improvements and reconfiguration of the existing parking area. December 1993.
- Zoning Permit 91-196 / COA 91-037; addition of solarium to front entrance of building to add expanded entry area with plants. December 1990.
- Zoning Permit 87-078; place individual letters spelling the name of the company on the side of the building facing Flynn Avenue. (Capital Plumbing and Heating Supply Company.) March 1987.
- Zoning Permit 84-357 / COA 84-095; erect a 24' x 42' storage addition to the existing gardens for all buildings on Flynn Avenue and to construct a second story addition over the existing building for additional office space. July 1984.
- Zoning Permit 79-513; open "Chicken King" home delivery service; sit down breakfast and lunch. Sign to be installed on building. September 1979.

- Zoning Permit 78-43; secondhand products, retail/wholesale. Add 2'x4' sign. August 1978.
- Zoning Permit 77-24; 24' x 40' wood frame addition (storage) to present building. May 1977.
- Zoning Permit 7-297; Thomas Reid to erect a 24' x 40'7" wood frame building to be used for light manufacturing, furniture finishing, and the sale thereof. September 1976.
- Sign permit for the Hodge Podge, April 1977.
- Zoning permit; erect a 40' x 62' steel building on the lot to be used for an auto body shop. November 1976.
- Zoning Permit, 2' x 3' sign to be hung on the fence. August 1976.
- Zoning Permit; to erect a 60'x 200' pole barn and a 20' x 25' office area. October 1974. Requires Planning Commission approval.



Overview:

The applicant seeks to construct a new 15,000 sf building to accommodate a “Nordic style bathhouse”. The location is the site of the former Booska Movers; that building proposed for demolition.

The proposed use does not easily fit into any use categories of Appendix A or definitions of Article 13. The applicant asserts the bathhouse is a *Health Club*, offering an opportunity for self-care and health. The other option is “*Club – Membership*.” The definition for *Health Club* (an indoor facility between 5,000 and 20,000 sfproviding accommodations for indoor individual, organized or franchised sporting events...) defines athletic activities similar to the YMCA.

As defined in the submission narrative, the use is more akin to personal services for wellness and wellbeing. *Silt is a Nordic-inspired bathhouse, offering both indoor and outdoor saunas, heated pools, cold plunges, steam rooms, fitness space, relaxation areas, expansive outdoor botanical gardens and a four-season greenhouse.*

Health Clubs are a Conditional Use in the E-LM.

Club, Membership (as memberships will be available) is **not** a permitted use in the E-LM zoning district.

This Sketch Plan Review is to more clearly define the acceptability of the proposed use within the Enterprise – Light Manufacturing zoning district as a *Health Club*, and thereafter an application for construction of the proposed building/site at 180 Flynn Avenue.

Recommendation: Not applicable for Sketch Plan review.

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

New uses will be assessed Impact Fees based on the net new area, reflecting the new use.

Affirmative finding as conditioned.

Part 5: Conditional Use and Major Impact

Sec. 3.5.6 Review Criteria

The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:

a) Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

- 1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

A letter of adequate water and sewer capacity will be required from Water Resources. A State Wastewater permit will be required as well. Technical Review may identify other infrastructure needs. The site is accessed by a public road (Flynn Avenue); sewer and electrical service is attendant.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

From Plan BTV:

- *Burlington will preserve and foster its distinctive identity by creating new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the city's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. (p. 37, Plan BTV.)*
- *...Leveraging the city's unique characteristics, economic advantages, and core industries to further strengthen its economy. (p. 37, Plan BTV.)*
- *Evaluate changes to the one-size-fits-all approach to land use policy within the South End Enterprise Zone, in order to preserve and expand the unique and varied character of the district as an arts, innovation, and industrial district. (p. 42, Plan BTV.)*

And from Plan BTV South End: (March 2019):

- *Continue to provide a platform for innovation and enterprise to take root and grow through creativity and collaboration. (p. 64; PlanBTV South End.)*
- *Strategies for a Creative & Vibrant Economy: evaluate possible changes to the Enterprise Zoning District that will reflect and enhance the experiences created by the built environment and types of activities within and around the district. (p. 65, PlanBTV South End.)*

The office of City Planning is preparing to go before the Planning Commission late next month with a concept for how the Pine Street E-LM might be subdivided into 3 or more areas per the recommendations of planBTV South End. A Nordic bathhouse is not an anticipated, planned or presently encouraged use for the zoning district as it does not support the creation/making purpose of E-LM; however the current regulations at present do not define that fine-grained intent.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The only defined outdoor activities are saunas, hammocks, gardens and a fire pit; none likely to have nuisance impacts within this Enterprise zone.

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

The chosen site is currently the location of Booska Movers, which has vacated their building. This parcel is recognized for its manufacturing/production/creation activities (Citizen Cider warehouse/press; Burlington Beer Co, Switchback Brewery, and artists' studios.) Access is from Flynn Avenue which is lined with pedestrian walkways and

connects to the bike path. The existing transportation infrastructure is capable of supporting the proposed use.

and,

5. *The utilization of renewable energy resources;*

The plan is not yet finely tuned to understand what renewable energy resources might be employed. These details will emerge in a final application, should the project be encouraged through this Sketch Plan Review.

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

The applicants will need to present before the Neighborhood Planning Assembly (NPA) prior to application, as the project will introduce more than 10,000 sf of non-residential development. Conservation Board review is required, as the site falls within a Natural Resource Overlay district. A State Wastewater permit will be required. Site disturbance will likely spur the need for an Erosion Prevention and Sediment Control Plan, as well as Stormwater review.

The applicant is obligated to secure any and all state and federal permits if the use and redevelopment occur.

As we know for larger projects the EPSC review becomes more than a construction related erosion prevention and sedimentation control step, it also becomes a moment to determine if additional stormwater treatment is necessary. Not knowing the extent of the existing/proposed impervious cover and how much of that impervious will be redeveloped it's challenging to know exactly what will be necessary for EPSC/Stormwater review, however here is initial provided guidance from the Stormwater program:

EPSC

- Silt fencing must be installed downgradient of any exposed/disturbed surfaces during construction.
- There are a number of catch basins which will require inlet control.
- Any topsoil piles will also require down gradient silt fence or will need to be covered during precipitation events.
- A stabilized construction entrance will be required ensuring that sediment isn't tracked onto the City's ROW.

Stormwater Treatment

- This property contributes to a Stormwater Impaired Watershed, Engelsby Brook.
- Depending on the amount of new impervious, total proposed impervious, and redeveloped surfaces the following treatment requirements will likely be applicable to this project.
 - Treatment, Runoff Reduction & Detention for 100% equivalent of net new impervious and
 - Stormwater quantity mitigation for 25-50% of redeveloped/existing surfaces.
 - Special focus will be placed on WQv Treatment, runoff reduction, and channel protection for the 12 hour storm.

Upon application, the Stormwater engineering division can provide more exacting guidance.

(C) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

The Conceptual plan illustrates extensive plantings/trees around the site, which is surrounded by a brewery production facility (south), railroad tracks (north), and the former Lumiere Autochrome facility (southwest.) While quite contrary in character with the Enterprise district (Aromatherapy Swing Room, swim in-out heated pool, firepit, sauna), no identified negative impacts are anticipated.

2. Time limits for construction.

A zoning permit has a three-year life. The project will be conditioned to be completed within that time frame, unless a phasing schedule is requested.

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

Construction activities are limited to M-F 7:30 AM to 5:30 PM. Typically Saturday construction is limited to interior work; however in the Enterprise Zone there are no residential uses that may be impacted. No construction is allowed on Sunday.

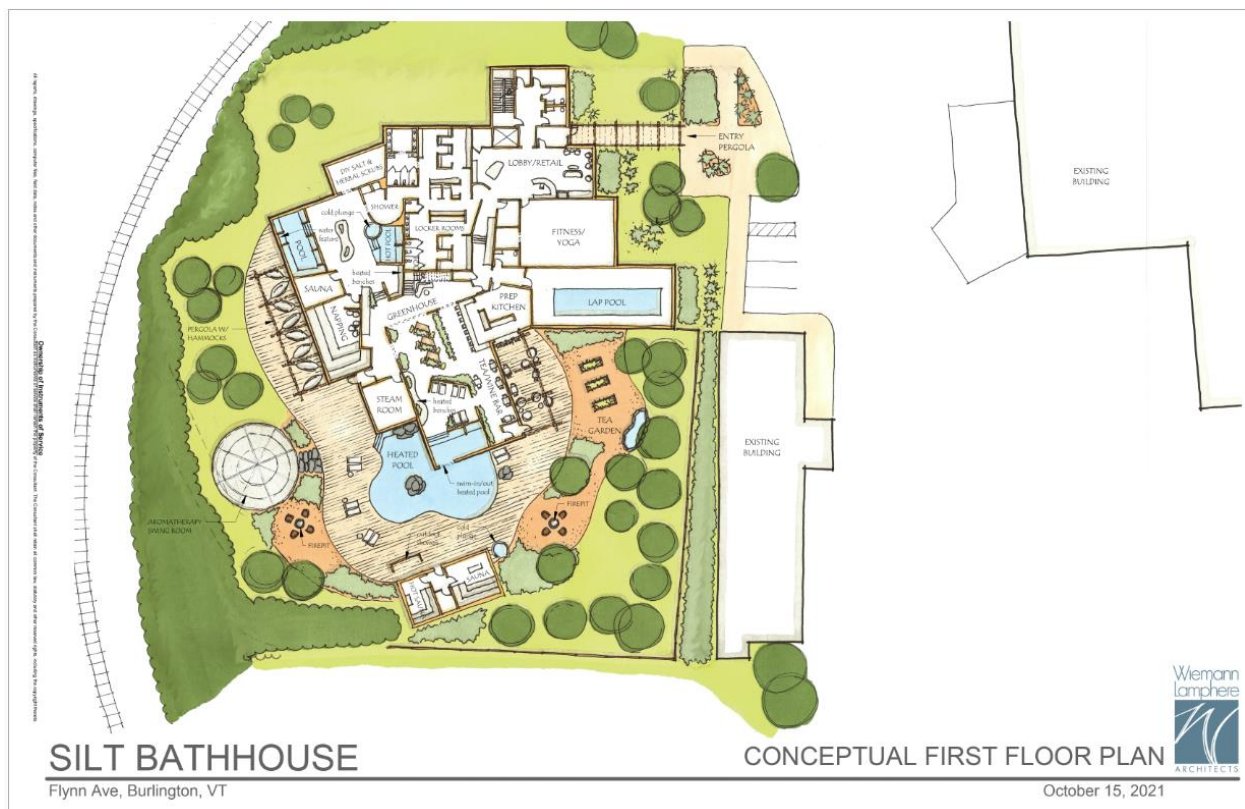
4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;

Any alteration or enlargement will be reviewed under the regulations in effect at the time of application.

and,

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

Technical Review, and further review by the Conservation Board, Design Advisory Board and the Development Review Board may define concerns not yet identified if the project advances. A scheduled NPA meeting is required prior to final application.



Article 4: Zoning Maps and Districts

Section 4.4 3 Enterprise Districts

(a) Purpose

*1. The Light Manufacturing (E-LM) district is the primary commercial/industrial center of Burlington, and is intended **primarily to accommodate enterprises engaged in the manufacturing, processing, distribution, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses.** Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. This district is intended to ensure that sufficient land area is appropriately designated with the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention. **This district is primarily intended to provide for industrial uses** suitable for location in areas of proximity to residential development. Development is intended to respect interspersed historic industrial buildings, and reflect the industrial aesthetic of the district's past. Parking is intended to be hidden within, behind, or to the side of structures.*

The proposed health/wellness bathhouse (a use not clearly identified within Appendix A) misses the mark on the intent of the zoning district. It offers no manufacturing, processing, distribution, creating, or assembling of goods. It is not likely to provide a great number of jobs and employment opportunities that might be generated with an industrial use. Relative to the intent of the district, the Nordic bathhouse is a use that is inconsistent with the above articulated purpose statement.

(b) *Dimensional Standards and Density*

Table 4.4.3 -1 Dimensional Standards and Density

Districts	Max. Intensity (floor area ratio ¹)	Max. Lot Coverage ¹	Minimum Building Setbacks ¹ (feet)			Max. Height ¹ (feet)
			Front	Side	Rear ³	
Light Manufacturing	2.0 FAR	80%	5 min	0 ²	10% ²	45'
180 Flynn	No as yet calculated. There are several buildings on this site; but it is unlikely to have exceeded 2.0 FAR.	Will need to be assessed at application. There are several green areas toward Flynn Avenue. Coverage is likely to be +/- 80%.	N/A	The application will need to include a site plan that defines the placement of the new building on the lot. There is 0 side yard setback requirement.	Rear setback is 10% of the lot depth; however the new development will need to observe a 25' setback from the residential district to the north. See footnote 2.	The design team has offered that the building will not exceed 45' in height.

2 – Structures shall be setback a minimum of 25-feet along any zoning district boundary line that abuts a residential zoning district. Lots of record existing as of September 9, 2015 that are split by enterprise and residential zones are exempt from this district boundary setback.

3 – Percentage of the lot depth.



Residential zoning district



Enterprise zoning district



(c) *Permitted and Conditional Uses:*

Health Clubs are a Conditional use in the E-LM. Club, Membership is not a permitted use.

(d) *District Specific Regulations*

1. *Convenience Stores* (Not applicable.)
2. *Drive throughs* (Not applicable.)

Article 5: Citywide General Regulations



Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

The parcel has access onto Flynn Avenue, an accepted city street.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.3-1, above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.3-1, above. A 25' setback from the abutting residential district is required.

Section 5.2.6 Building Height Limits

See Table 4.4.3-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.3-1, above.

Part 3: Non Conformities

Until such time as a full application is submitted that includes placement of the building on the site, an analysis of existing non-conformity can be made. The existing use (Booska Movers) is a conforming use (Warehouse) within the zoning district.

Section 5.4.8 Historic Buildings and Sites

Although several buildings at 180 Flynn Avenue are listed on the Vermont State Register of Historic Places (Lumiere, the Greenhouse), the Booska Movers building is not.
This subsection is not applicable.

Section 5.5.1 Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion.

Section 5.5.2 Outdoor Lighting

No outdoor lighting information has been provided. Details as to fixture types, placement, and illumination levels (photometric plan) will be required upon zoning permit application.

Section 5.5.3 Stormwater and Erosion Control

No stormwater or erosion control details have been provided. See comments under Conditional Use Review Criteria, Section 3.5.6, above. Comprehensive stormwater management and erosion prevention and sediment control plans will be required upon zoning permit application.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

Special attention shall be afforded the nature feature to the north, Englesby Brook.

(b) Topographical Alterations:

Not enough information has been provided to assess what, if any alterations are proposed to the site.

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

For the former Booska Movers building, not applicable.

(e) Supporting the Use of Renewable Energy Resources:

There is not enough information to assess what renewable energy resources may be utilized with the construction of the Silt Bathhouse.

(f) Brownfield Sites:

180 Flynn Avenue is not on Vermont Department of Environmental Conservation's list of Brownfields.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

See Section 5.5.3, above.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.



The provided modeled image indicates some type of pergola over the entrance path which, if covered, would provide shelter to clients in inclement weather.

A plan for snow removal/storage shall be included with a final application.

(h) Building Location and Orientation:

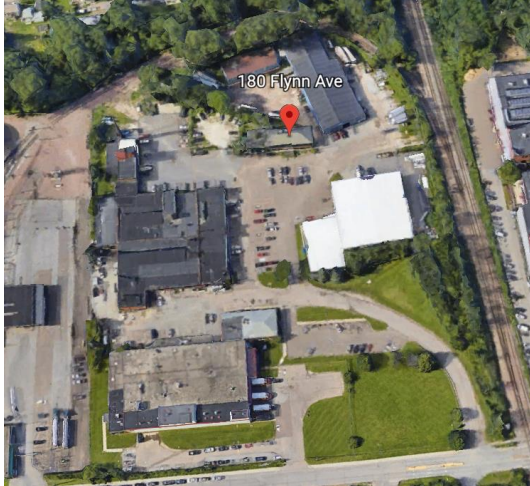
The proposed new building has not yet been “placed” on a site plan, so its specific orientation is not defined.

(i) Vehicular Access:

There is existing access from Flynn Avenue, a public street.

(j) Pedestrian Access:

Although there is a pedestrian sidewalk that terminates at 180 Flynn Avenue, there are no interior walkways within the complex. Buildings are general interspersed with parking across the site.



(k) Accessibility for the Handicapped:

ADA is under the jurisdiction of the building inspector. Early interaction and guidance with the offices of the building inspector is recommended.

(l) Parking and Circulation:

The parking requirement for *Health Club* is 2 parking spaces per 1,000 sf. For a 15,000 sf building, 30 parking spaces are the minimum parking requirement, absent any waiver. An application on a site with other existing uses must include a parking calculation for the entire parcel, with all uses and minimum parking requirements/ permitted spaces defined.

(m) Landscaping and Fences:

Any application must include a complete landscaping plan.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No outdoor lighting information has been provided. Details as to fixture types, placement, and illumination levels (photometric plan) will be required upon zoning permit application.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be

located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

All mechanical equipment, meters, utility connections and accessory structures shall be identified on the site plan and/or building elevations as appropriate. Screening may be required. Dumpsters require an enclosure on all four sides.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Modeled renderings define a 1-2 story flat-roofed building with associated appendages and accessory structures. A final application must include building elevations and floor plans.

2. Roofs and Rooflines.

The principal structure has a flat roof, the greenhouse-style tea/wine bar a gabled roof, and accessory buildings shed roofs. Comparing the modeled images to the first floor plan a chimney incongruously emerges from the lobby/retail room.

3. Building Openings

Only a few windows pierce the south elevation (fitness room, lap pool, lobby on the first floor; two on the second floor.) None other are evident, although northerly elevations were not provided.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(e) Provide an active and inviting street edge:

The proposed location of the building is far within the 180 Flynn Avenue parcel, and is not likely to be visible from the public right-of-way. The entrance pergola clearly directs clients to a principal entrance.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Unknown. Roofing, sheathing material, window and door specification sheets must be provided at application.

(f) Reduce energy utilization:

All construction is required to meet the guidelines for Energy Efficient construction pursuant to the requirements of Article VI. Energy conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signage will require a separate permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development shall adhere to all applicable building and life safety code as defined by the building inspector.

Article 8: Parking

180 Flynn Avenue is within the Shared Use Parking District. The minimum parking requirement for a Health club is 2 parking spaces per 1,000 sf. The applicant will be obligated to show parking spaces dedicated to this use (if found an acceptable interpretation with Appendix A) with an overall site parking count.

Article 13: Definitions

Club, Membership: An organization and associated properties, buildings or facilities owned or operated for the exclusive use and benefit of members and their guests for social, intellectual, educational, or recreational purposes, but not primarily for profit or to tender a service that is customarily carried on as a business. Specifically excluded are fraternities and sororities.

Health Club: An indoor facility, between 5,000 and 20,000 square feet in size, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, laser tag, paint ball, miniature golf, or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, climbing wall, snack bar, restaurant, retail sales of related sports, health or fitness items, and other support facilities. Said establishment may or may not include membership. (See also Health Studio and Indoor Recreational Facility.)

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.